



CAL FIRE
San Luis Obispo
County Fire Department

635 N. Santa Rosa • San Luis Obispo, CA 93405
Phone: 805.543.4244 • Fax: 805.543.4248
www.calfireslo.org



Scott M. Jalbert, Unit Chief

July 7, 2016

Board of Supervisors
County of San Luis Obispo
1055 Monterey Street
San Luis Obispo, CA 93401

SUBJECT: Vesting Tentative Map 2606 (Laetitia Cluster) – *Access/Egress Requirements*

Recommendation:

CAL FIRE/San Luis Obispo County Fire Department requires that road and street networks, whether public or private shall provide for safe access for emergency wildland fire equipment and civilian evacuation, and shall provide unobstructed traffic circulation during an emergency incident.

Definition Ingress/Egress Road:

More than one Fire Apparatus access road shall be required when potential for the impairment of a single road by vehicle congestion, condition of terrain, climate conditions, or other factors that could limit access.

Commercial and Residential Access Road Standards:

- The proposed access/egress road(s) must be a minimum of 24 feet in width for two way traffic and shall be constructed to San Luis Obispo County Department of Public Works Standards. Two [2] 10-foot driving lanes and Two [2] 2-foot shoulders.
- Grade for all roads shall not exceed 16 percent
- Roads 12%-16% shall be nonskid asphalt or concrete surface as specified in San Luis Obispo County Department of Public Works – *Public Improvements Standards*.
- All roads shall be able to support Fire Apparatus, provide a vertical clearance of 13'6", and provide a 10-foot fuel modification zone on both sides.
- Egress gate shall have a lock in pad (pressure) for exiting.
- All 3 proposed access points off of Los Berros road shall be installed prior to the issuance of building permits.
- Egress gate will be clearly marked "Emergency Egress Only" on the outgoing side.
- Egress gate shall have a mechanical (manual) override and be clearly marked.

Attachment 9 - Cal Fire Correspondence

- A CAL FIRE/San Luis Obispo County Fire Department approved Knox Corporation key switch shall be located at all gates.
- A “locked open” system shall be required at all gates in order to provide unobstructed access for all responding equipment during emergencies.
- Entrance for the egress gate will be accessed by a Knox Key only.
- All gates located at this site shall have a documented yearly maintenance schedule. These documents shall be maintained by the applicant/owner.
- Prior to entrance, there shall be an “Emergency Egress” marker in clear view for responding emergency equipment.

All roads, gates, and associated equipment/devices shall require inspection prior to the issuance of building permits for residential construction at this site.

If you have any questions please give me a call.

Sincerely,

Michael Salas / Battalion Chief
805-903-3422

Prepared by: Michael Salas, Battalion Chief

Approved by Scott M. Jalbert, Fire Chief

Date:

Cc: Supervisor Debbie Arnold
Cc: Brian Pedrotti, Planner
Cc: Aileen Loe, CAL TRANS Deputy District Director
Cc: Larry Newland, CAL TRANS Senior Transportation Planner
Cc: Tim Walters, RRM Design Group
Cc: Keith Gurnee, G Plane



laetitia project condition

Donnelly, Laurie@CALFIRE to: Brian Pedrotti AICP
(bpedrotti@co.slo.ca.us)

12/10/2015 04:34 PM

History:

This message has been forwarded.

Hi Brian,

Our understanding that CAL TRANS intends to block/and/or not allow secondary access to the development at the proposed HWY 101 entrance of the Laetitia project is problematic if the development chooses to use secondary egress road which enters/exits onto Hwy 101. If so, then prior to the hearing:

CAL FIRE/County Fire is requiring a written agreement from CAL TRANS that the secondary egress road entering Hwy 101 will be unimpeded access for the Laetitia development. Mitigations for traffic control in the form of a 24/7 guard gate would still be accepted by County Fire.

Please call me with questions.

Take care

Laurie Donnelly
CAL FIRE San Luis Obispo
Battalion Chief Fire Marshal
805-543-4244 office
805-903-3422 cell



CDF/San Luis Obispo County Fire Department

635 N. Santa Rosa • San Luis Obispo • California 93405

May 16, 2005

Mr. James Caruso
SLO County Building and Planning
County Government Center
San Luis Obispo, CA 93408

Project Number: Laetitia Agriculture Cluster Subdivision


Dear Mr. James Caruso,

I have reviewed the Notice of Preparation for the Laetitia Agricultural Cluster Subdivision, Tentative Tract Map located south of Arroyo Grande. I have attempted to answer your question with the following responses:

1. Robert Lewin, Fire Marshal
Battalion Chief
CDF/San Luis Obispo County Fire
635 No. Santa Rosa St.
San Luis Obispo, CA 93405
(805)543-4244
2. All applicable Fire Law including the California Fire Code, California Building Code, Title 19, Public Resource Codes and Health and Safety Codes
3. This project will impact the Fire Department with an increase in emergency calls. The impact could be beyond that which is mitigated by "fair share" fees. We request that the EIR review the need for added fire protection to serve this project.
4. See attached CDF letter dated August 31, 2004
5. No Alternatives Suggested
6. No known projects in the vicinity
7. See attached CDF letter dated August 31, 2004

If I can provide additional information or assistance on this matter please call me at (805)543-4244.

Sincerely,


Robert Lewin, Fire Marshal
Battalion Chief



CDF/San Luis Obispo County Fire Department

635 N. Santa Rosa • San Luis Obispo • California 93405

August 31, 2004

James Caruso, Planner
County Planning & Building Department
County Government Center, Room 310
San Luis Obispo, CA 93408-2040

Project: Laetitia Cluster, Tract 2606, 100 Lot Subdivision, Winery, Dude Ranch - **Revised**

Dear Mr. Caruso,

We have **re-reviewed** (bold) the Project Referral for the Laetitia Cluster, Tract 2606, 100 Lot Subdivision, two Wineries with retail sales, Dude Ranch, Equestrian Center and Special Events located along Highway 101 South of Arroyo Grande. . The project is within a high fire severity zone with a 10 minute response time from the nearest County Fire Station. The project and applicant shall comply with the 2001 California Fire Code (CFC), the 2001 California Building Code (CBC), the County Ordinances and the Public Resources Code (PRC). This letter does not list all the requirements that this or any future phases of development will require.

Concerns:

- Increased need for a new fire station, equipment and staffing.
- Wildland Fire Protection
- Public Access
- Special Events
- Commercial Building Requirements
- Wineries
- 450 to 500 Population Increase

FIRE DEPARTMENT IMPACTS

This project, along with the current projects under construction and the future projects which are proposed for the North Nipomo area will require that improved fire protection be provided. A new fire station generally located in the vicinity of Los Berros Road and Highway 101 is necessary to provide life safety response to emergencies. Currently there is a 10 minute response time for our fire engine to respond to an emergency from the fire station located off Oak Glen in Nipomo. This issue has been raised with the applicant, and the applicant has shown a favorable response toward coming up with a solution to improving fire protection. The overall need will be for the construction and staffing of a new fire station.

To mitigate the impact, we suggest that the applicant provide a suitable building site for a fire station.

Another impact of the project is the location of the building site interfaced with the wildland. During a wildfire threatening this development CDF/County Fire will need to provide defensive protection for the structures. This will require that fire engines be committed to structure protection instead of firefighting.

In addition to the special mitigations this project must meet, all requirements of the 2001 California Fire Code (CFC), 2001 Building Code (CBC), Public Resources Code (PRC) and all other applicable fire requirements. The following will identify some of the requirements:

Building Set Backs

A minimum 30-foot setback shall be provided from all property lines, PRC 4290, Section 1276.01.

Defensible Space and Construction Type

Each building site will be built with a "Defensible Space". PRC 4291 requires all structures to have a 30 to 100 feet clearance of flammable vegetation. This does not mean all vegetation must be removed but that the vegetation shall not provide a means of readily transmitting fire. Building sites locations should be located so that the structure is not directly above or below a topographic "chimney." The construction type should be designed to withstand a wildfire. This would include a class A roof, unexposed venting, fire resistant exterior walls, unexposed rafters, windows appropriately placed, LPG tanks properly placed, decks and balconies fire resistive and other fire resistive construction techniques. All landscaping should be of fire resistive plants preferably natives. **A Wildland Fire/Vegetation Management Plan must be developed and approved by CDF.**

Access

An access road must be constructed to CDF/County Fire standards when it serves more than one parcel; access to any industrial or commercial occupancy, or vehicular access to a single parcel with more than two buildings or four or more dwelling units.

- The maximum length of a dead end road, including all dead-end roads accessed from that dead-end road, shall not exceed the following cumulative lengths, regardless of the number of parcels served:

○ Parcels less than 1 acres	800 feet
○ Parcels 1 acre to 4.99 acres	1320 feet
○ Parcels 5 acres to 19.99 acres	2640 feet
○ Parcels 20 acres or larger	5280 feet
- The road must be 18 feet in width and an all weather surface.
- All emergency fire lanes shall be a minimum of 20 feet wide.
- If the road exceeds 12% it must have a non-skid paved surface.
- Roads may not exceed 16% without special mitigation and shall not exceed 20%.
- All roads must be able to support a 20 ton fire engine.
- Road must be named and addressed including existing buildings.
- A turnaround must be provided if the road exceeds 150 feet.
- Vertical clearance of 13'6" is required.
- Gates are not permitted, as they obstruct the roadway for egress and ingress, unless designed in a manner approved by the fire department.
- A KNOX key box will be required on all commercial buildings and on allowed gates.

Gates

- Must be setback from the road 30 feet from the intersection.
- Must be no notice to exit, automatically opens.
- Must have a KNOX key box for fire department access.
- Gate must have battery back up.
- Gate must be 2 feet wider than the road on each side.
- Gates must have a turnaround located at each gate.

Addressing

Address numbers must be legible from the roadway and on all buildings. A monument sign displaying the location of all buildings in the complex must be displayed in a prominent location at the entrance to the facility. CFC 901.4.4.

Roof Coverings

All roof coverings within a high fire severity zone shall have a minimum of at least a Class A roof. CBC Section 1503

Fire Safety during Construction

Prior to construction, an operational water supply system and established access roads must be installed. CFC Section 902 & 903. During construction all applicable Public Resources Codes must be complied with to prevent a wildfire. These will include spark arresters, clearance around welding operations, smoking restrictions and extinguishers on site. The Industrial Operations Fire Prevention Field Guide will assist the applicant.

Fire Protection Systems

This project will require installing a fire/life safety fire protection system in all buildings over 5000 sq. feet. The type of sprinklers required will depend on the occupancy type and must comply with NFPA 13. The automatic fire extinguishing system shall comply with the National Fire Protection Association (NFPA) 13, 231, 20, 22. The applicant will have to identify what Hazard Class the project is for review by the fire department (exp. Ordinary Hazard Class II), for each of the buildings in the project. Three sets of plans and calculations shall be submitted for functional review and approval to the County Fire Department. The contractor shall be licensed by the State of California, CFC 1003.1.1. A licensed alarm company shall monitor the fire sprinkler and alarm system. The fire department connection (FDC) supporting the sprinkler systems shall be within 20 feet of a County standard hydrant and visible on fire engine approach to the building.

Technical Opinion/Report

A Fire Protection Engineer shall review the Fire Protection Systems for this project (CFC 103.1.1). A list of Fire Protection Engineers is available on our website at www.cdfslo.org. The Fire Protection Engineer will require that you provide working plans as outlined in NFPA 13, 6-1 (1996). The Fire Protection Engineer will be required to send the County Fire Department an original letter of the project review they conducted complete with the changes needed.

Fire Flow

A commercial water system shall be required with fire flows meeting the standards of CFC 903 and Appendix III A. The minimum main size shall not be less than 6 inches. Pressures may not be less than 20 psi or more than 150 psi. The Plans for the entire system should be submitted to the county fire department. NFPA 1142 Appendix B-3

Water Supply Connection

Fire hydrants are to be located as outlined in Appendix III B of the CFC. Plans shall be submitted to the County Fire Department for approval of distribution system and hydrant locations. Fire hydrants shall

have two, 2 ½ inch outlets with National Standard Fire threads and one 4 inch suction outlet with National Standard Fire threads. Each hydrant shall be identified by a blue reflective dot located on a non-skid surface located just off of center on the fire hydrant side. **The hydrant system around the existing facility should be upgraded as part of this project. Hydrants must be protected from vehicle impact with the use of curbing or bollards.**

Portable Fire Extinguishers

Portable fire extinguishers shall be installed in all the occupancies in compliance with the CFC 1002 and Standards 10-1. The contractor shall be licensed by the State Fire Marshal.

Roof Access

Presently the County Fire Department can provide a maximum of only 18 feet vertical access. The project shall provide vertical access to the roof from two points for any building exceeding this height. Access can be provided by the use of landscaping or a fixed laddering system. Plans shall be submitted for approval to the County Fire Department.

Special Events

All special events shall be approved by the County Fire Department 30 days in advance. A list of Special Events should be submitted each year. The applicant must submit a sight plan, a description of the events, the number of anticipated participants, measures taken to mitigate the impact of the events on public safety and a written emergency plan for medical aids, injuries, structure fires, wildland fires and other emergencies. The buildings, which will be used for special events, must be identified during plan review as they may impact the occupancy classification, thus changing the building requirements. No special events will be allowed in buildings designed for other uses, such as stables and barns unless the building is fully in compliance of requirements for assembly occupancy type. The County Fire Department will review the submitted plans and make comments and requirements.

Emergency Plans

A written emergency plan will be developed and written for medical aids, structure fires, wildland fires and other types of emergencies. This plan should include an inventory of equipment and its location, personnel trained and their responsibilities, evacuation procedures of buildings, trails and other facilities, identification of safe refuge areas, facility evacuation and any other pertinent information. The plan should include a site map. NFPA 299 Chapter 10, NFPA 1620

Fire Prevention Signs

A sign will be posted at the entrance to the Dude Ranch with a Fire Prevention message clearly stated. Signs will also be posted at the horse trail heads with a fire prevention message to riders. The fire department will assist the applicant with the content of the message.

If I can provide additional information or assistance on this matter please call me at (805)543-4244.

Sincerely,



Robert Lewin, Fire Marshal
Battalion Chief

Cc: Dan Anderson, Battalion Chief
Greg Pisano, Division Chief
Allison Donatello, RRM